



*jordan fishwick*

**DIDSBURY**  
Westmorland Road



**Westmorland Road,  
Didsbury, M20 2TA**

**Guide Price £675,000**



### The Property

An impressive family home which has been significantly extended, with a superb south westerly facing garden backing onto open woodland and a great location which is within a short stroll of Didsbury Village. In outline :- Entrance porch, entrance hall with downstairs WC off, two separate reception rooms with double doors connecting, extended kitchen and utility on the ground floor, with the first floor giving way to three double bedrooms, two of which have direct access to a walk-out balcony and the generous family bathroom. Warmed by gas central heating, which is further complemented with uPVC double glazed windows. The property enjoys a pleasant outlook to the front, with gardens to the front and rear and a driveway providing parking for several vehicles. **\*\*No Onward Chain\*\***

### Directions

M20 2TA



- Impressive family home
- Significantly extended
- Delightful south westerly facing gardens
- Backing onto open woodland
- Three double bedrooms
- Lounge over 22ft & separate dining room
- Extended Kitchen
- Useful utility room & downstairs WC
- Quiet location close to the village
- No onward chain

Postcode - M20 2TA

EPC Rating - C

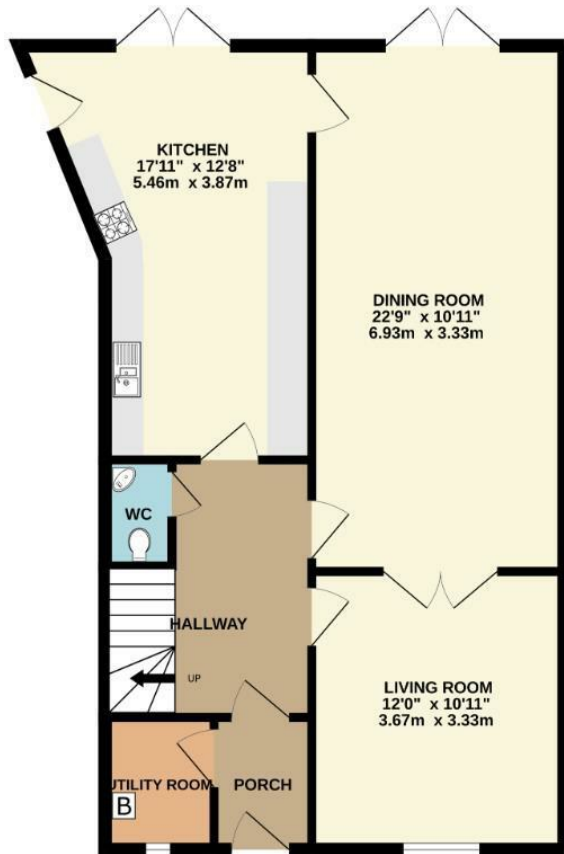
Floor Area - 1217.00 sq ft

Local Authority - Manchester City Council

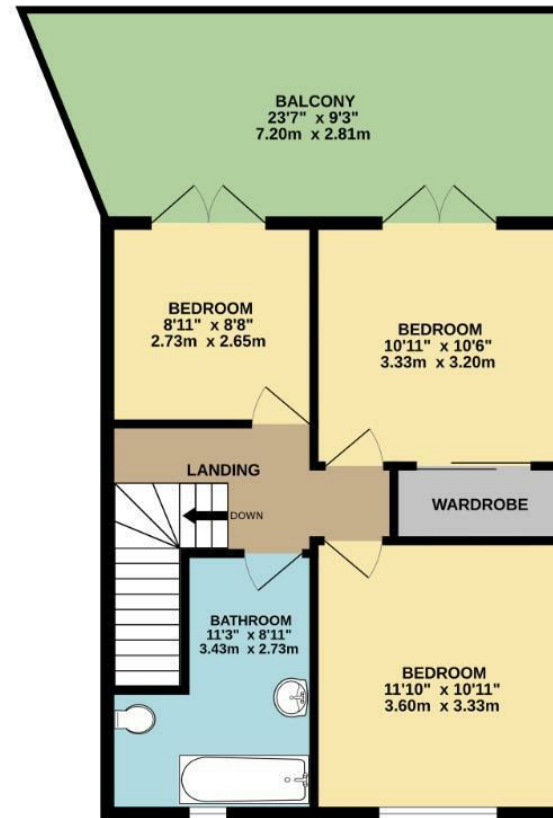
Council Tax - D



GROUND FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



FIRST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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